

Administrative Alternates



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831

Administrative Alternate Request: <i>Requested in accordance with UDO Section 10.2.17</i>	OFFICE USE ONLY
Section(s) of UDO affected: 3.4.5.c and 1.5.6.C.1 Provide an explanation of the alternate requested, along with an applicant's statement of the findings Reduction of required secondary frontage to 16% and required primary frontage to 33%. See attached Statement of Findings. Provide all associated case plan numbers including zoning and site plan:	Transaction Number

Property Address 4215 Wake Forest Rd		Date 07/25/2017	
Property PIN 1716407696		Current Zoning CX-3-PL	
Nearest Intersection Ollie Street at Wake Forest Road		Property size (In acres) 1.04	
Property Owner Brian J. McCarthy and Erin W. McCarthy		Phone 770 777 1167	Mail PO Box 464, Chinchilla, PA 18410
		Email <i>McCarthy Flowers PA@aol.com</i>	
Project Contact Person Bret Ford		Phone 770-437-8850 x110	Mail 221 Roswell St, Ste 100, Alpharetta, GA 30009
Email bford@ingeniumteam.com			
Property Owner Signature <i>[Signature]</i>		Email	
Notary Sworn and subscribed before me this <u>22nd</u> day of <u>Aug.</u> , 20 <u>17</u> . <i>[Signature]</i>		Notary Signature and Seal <i>[Signature]</i>	

July 25, 2017

Mr. Carter Pettibone
1 Exchange Plaza, 3rd Floor
Raleigh, NC 27601

Re: Statement of Findings for Administrative Alternate Request for Sections 1.5.6.C.1 and 3.4.5.c
Panda Express – 4215 Wake Forest Rd
Project Number: 170032

Mr. Pettibone,

Application for an alternate from Section 3.4.5.c requiring 50% building width in primary build-to and 25% building width in side build-to, as well as alternate from Section 1.5.6.C.1 requiring a building facade within the first 30 feet along the street extending from the building corner, is hereby made, based on the following findings:

Per UDO Sec 1.5.6.B, the intent of the “Build-to” is:

1. To provide a range for building placement that strengthens the street edge along the right-of-way, establishing a sense of enclosure by providing spatial definition adjacent to the street.
2. The building edge can be supplemented by architectural elements and certain tree plantings aligned in a formal rhythm. the harmonious placement of buildings to establish the street edge is a principal means by which the character of an area or district is defined.
3. The build-to range is established to accommodate some flexibility in specific site design while maintaining the established street edge.

In accordance with UDO Sec 1.5.6.D – Administrative Alternate Findings:

1. The proposed alternate will enhance the sense of enclosure by shifting the proposed building approximately 32’ closer to the primary frontage than the current building location. In addition, the building edges will be supplemented with an exterior patio, including tables, chairs, and umbrellas, as well as tree plantings where possible. Therefore, the established street edge will be enhanced or maintained in the proposed design.
2. The proposed use is in conformance with the allowed uses in the existing zoning, CX-3-PL.
3. The proposed alternate does not establish a build-to pattern that is not harmonious with the existing built context, as the surrounding properties, including the adjacent McDonald’s, appear to contain similar layout alternatives with respect to the build-to area.

4. The change in percentage of the building that occupies the build-to area and increased setback from the corner will not negatively impact pedestrian access, comfort, or safety, as a pedestrian connection from the site to the right-of-way, which does not currently exist, will be added.
5. An outdoor amenity area, in the form of a patio including tables, chairs, and umbrellas, will be added in front of the building and within the build-to area.

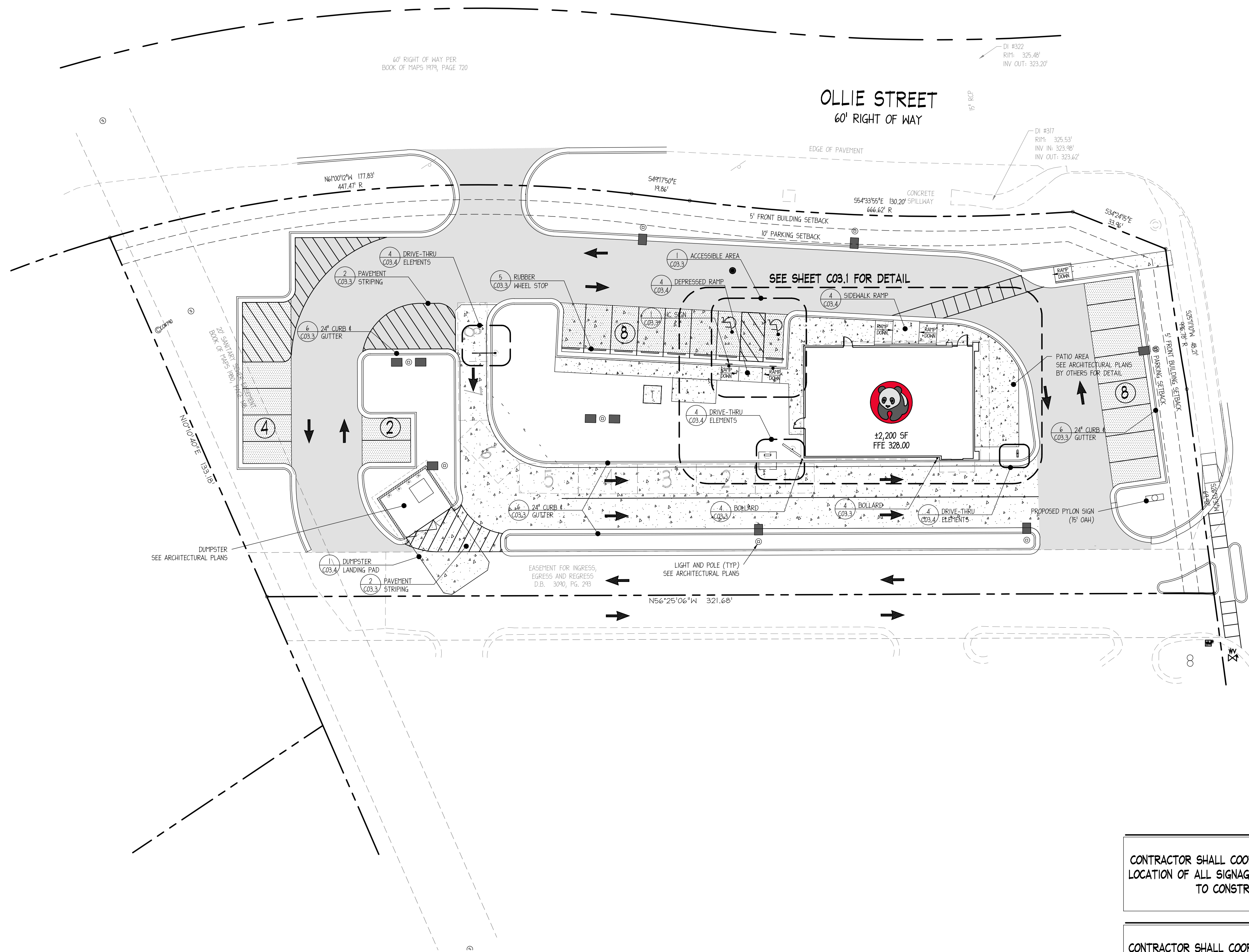
Sincerely,

Erik Houston

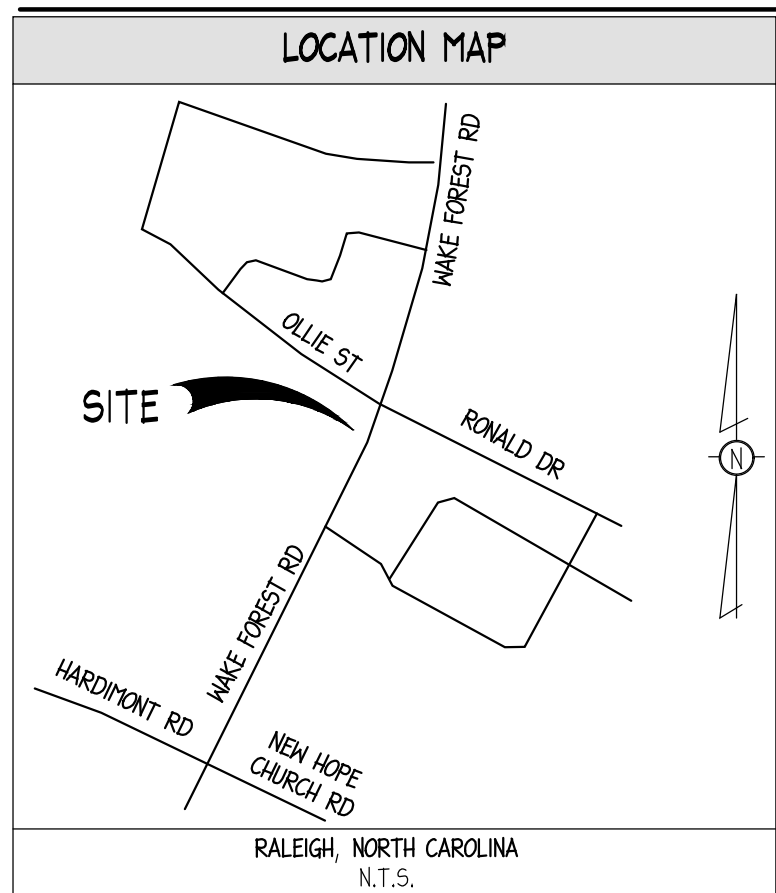
Team Leader

Ingenium Enterprises, Inc.





- PAVING LEGEND**
- HEAVY DUTY PAVEMENT SECTION
DETAIL 2A / SHEET C03.4
 - LIGHT DUTY PAVEMENT SECTION
DETAIL 2B / SHEET C03.4
 - CONCRETE SIDEWALK
DETAIL 9 / SHEET C03.3 (TYPE A)
 - DUMPSTER APPROACH PAD,
DRIVE-THRU AND PARKING
DETAIL 1 / SHEET C03.4 (TYPE B)



- SITE NOTES**
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE. ON SITE BURIAL OF TREES AND OTHER DEBRIS WILL NOT BE ALLOWED. THERE ARE NO KNOWN INERT BURY PITS ON THE SITE AND NONE WILL BE ALLOWED DURING CONSTRUCTION OF THE PROJECT.
 - ALL WORK SHALL COMPLY WITH RALEIGH, STATE OF NORTH CAROLINA, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
 - ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
 - ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
 - ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
 - BASE COURSE MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO "STATE OF NORTH CAROLINA" TRANSPORTATION STANDARD SPECIFICATIONS, CURRENT EDITION.
 - ALL BUILDING DIMENSIONS SHALL BE CHECKED AND COORDINATED WITH THE ARCHITECTURAL PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - PHOTOMETRICS DESIGNED BY OTHERS. POLE LOCATIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY FINAL LOCATION OF POLES WITH PHOTOMETRIC PLAN AND OWNER PRIOR TO CONSTRUCTION.
 - SEE SHEET C01 FOR GENERAL NOTES.

SITE INFORMATION

JURISDICTION:	RALEIGH, NORTH CAROLINA
ZONING:	CX-3-PL COMMERCIAL MIXED USE
PIN:	17164076%
REQUIRED BUILDING SETBACKS:	
FRONT:	5'
SIDE:	15' EASEMENT
SIDE:	15' EASEMENT
REAR:	20' EASEMENT
REQUIRED PARKING:	
1 SPACE PER 150 SF =	2500 / 150 = 15 SPACES MIN.
	1508 + 15 = 23 SPACES MAX.
PROPOSED PARKING	
4' X 10' (REGULAR) =	20
8' X 10' (L.C.) =	2
TOTAL	22
DRIVE AISLE: 24'	
SITE AREA CALCULATIONS:	
SITE:	1.04 AC.
PERVIOUS AREA:	10.44 AC.
IMPERVIOUS AREA:	10.40 AC.
EXISTING IMPERVIOUS AREA:	10.86 AC.
DISTURBED AREA:	10.99 AC.
FLOOD HAZARD:	
NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. MAP NO. 372071600J, DATED 05/02/2006.	
EXISTING INFORMATION:	
PROVIDED BY SUMMIT OF THE CAROLINAS, P.C.	
DATED 05/18/2016	
SEE SHEET C02.0	

WAKE FOREST ROAD
60' RIGHT OF WAY

CONTRACTOR SHALL PROTECT ALL ITEMS OUTSIDE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IN THE CONSTRUCTION PLANS OR SPECIFICATIONS.

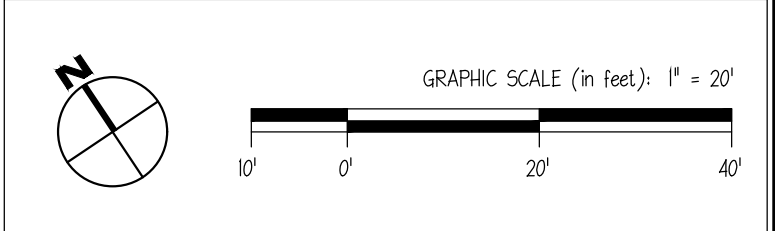
CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.

CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL INSTALL GENERAL UTILITY CONDUITS TO PLANTERS AROUND BUILDING AND PATIO. SEE ARCHITECTURAL/MEP PLANS FOR CONTINUATION.

24-HOUR CONTACT:
CLAY WORTHY
(602) 931-6540



CONCURRENT SIGNATURE BLOCK

CONCURRENT REVIEW APPROVAL

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. All Construction must be in accordance with all Local, State, and Federal Rules and Regulations.

TRANSPORTATION FIELD SERVICES _____

PUBLIC UTILITIES _____

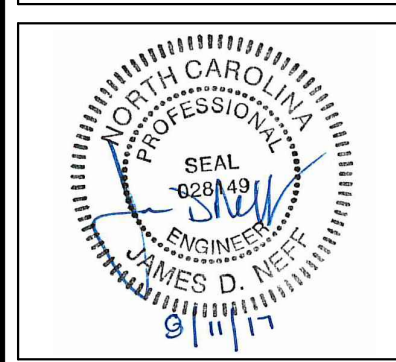
STORMWATER _____

PLANNING/ZONING _____

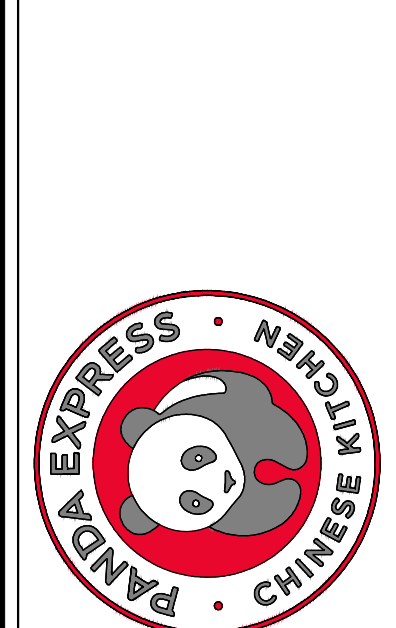
FIRE _____

URBAN FORESTRY _____

SITE ACCESSIBILITY _____



PANDA EXPRESS
4215 WAKE FOREST ROAD
RALEIGH, NORTH CAROLINA
D5573



CLIENT:

PANDA RESTAURANT GROUP, INC.
1683 WALNUT AVENUE
ROSEMead, CA 91770
PHONE: (626) 372-8292

REVISION HISTORY

NO.	DESCRIPTION

THE CIVIL ENGINEER REGULARLY UPDATES ELECTRONIC FILES DURING THE DEVELOPMENT OF A PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCORE OR CONTENT AS DEFINED IN THE CONTRACT. THE CONTENTS IN THESE FILES MAY THEREFORE BE PRELIMINARY, INCOMPLETE, WORK IN PROGRESS, AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL LOGS REPRESENTED HERE BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CIVIL ENGINEER. THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF THESE PLANS WITHOUT EXPRESSED WRITTEN PERMISSION OF THE CIVIL ENGINEER IS PROHIBITED.

PROJ #	170032
DWG NAME	170032 C03.DWG
ISSUE DATE	08/11/2017
PROJ TGR	EB

SITE PLAN

C03.0

SHEET NUMBER

ISSUED FOR PERMITTING

GENERAL LANDSCAPING REQUIREMENTS:

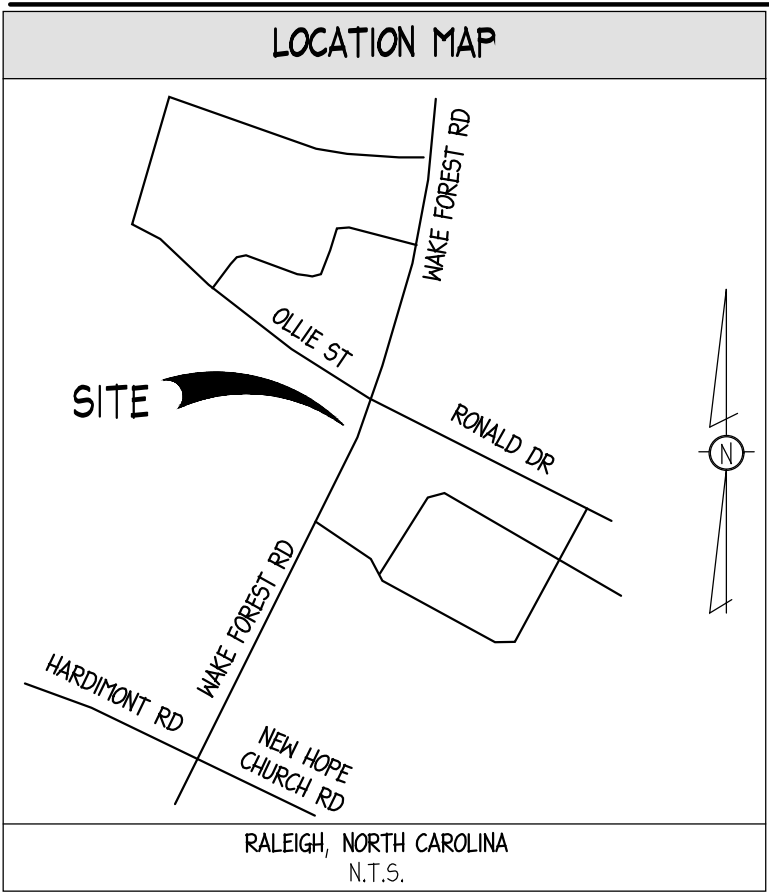
EACH INTERIOR ISLAND AND TERMINAL END ISLAND MUST INCLUDE AT LEAST (1) SHADE TREE.

A MINIMUM OF (1) SHADE TREE IS REQUIRED FOR EVERY 2,000 SF.
THEREFORE THE FOLLOWING APPLIES:
25,840 SF PARKING AREA / 2,000 SF = 12.92 = 13 TREES REQUIRED FOR THE SITE.
REQUIREMENT HAS BEEN SATISFIED.

SHADE TREES SHALL HAVE A MINIMUM CALIPER OF 3 INCHES AND BE AT LEAST 10 FEET TALL AT TIME OF PLANTING.

UNDERSTORY TREES SHALL HAVE A MINIMUM CALIPER OF 1 1/2" AND BE AT LEAST 6 FEET TALL AT TIME OF PLANTING.

MULTI-STEM UNDERSTORY TREES SHALL BE A MINIMUM OF 6 FEET TALL AT TIME OF PLANTING.



PLANT SCHEDULE

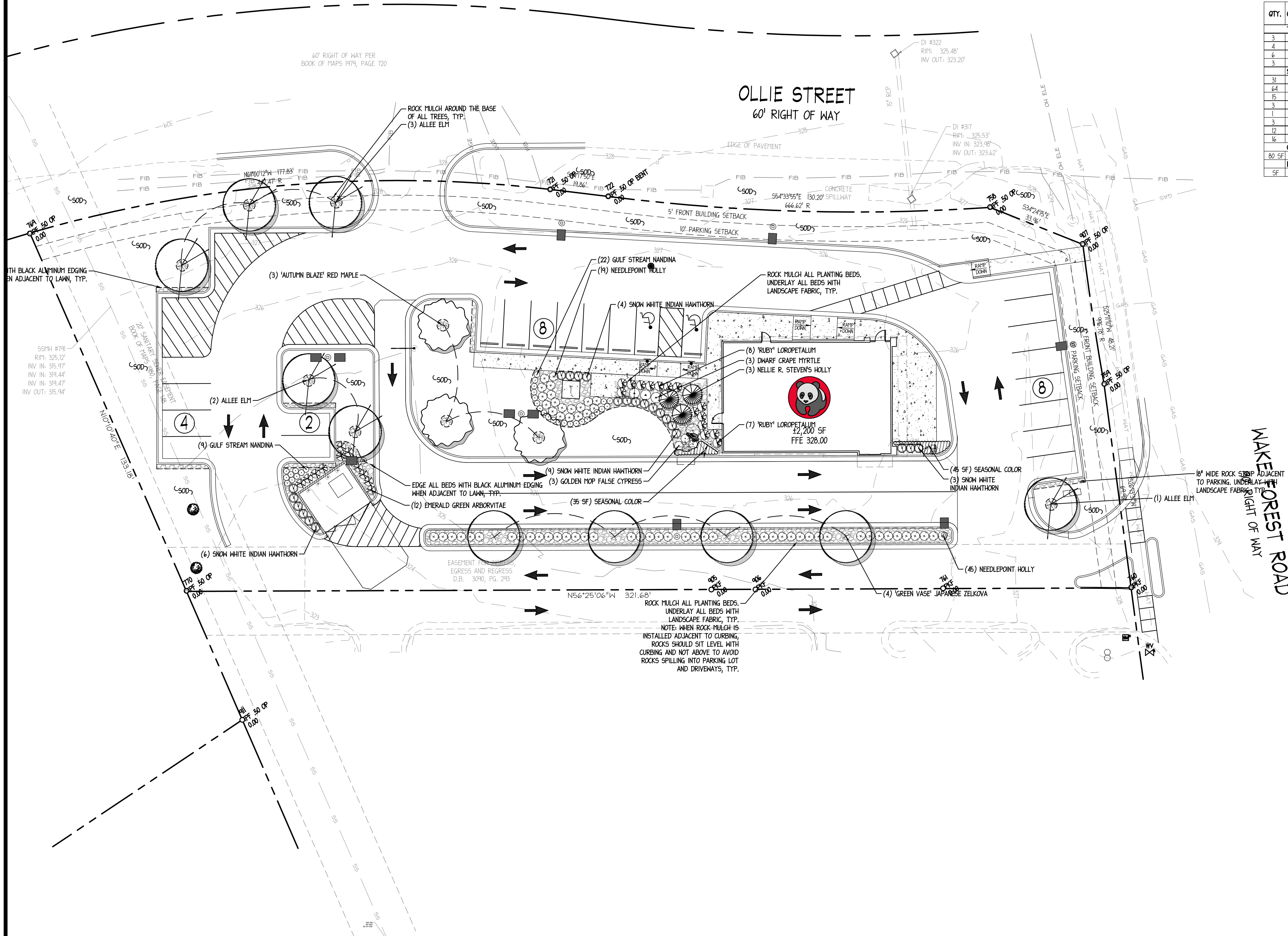
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	SPACING
TREES					
3	AUTUMN BLAZE RED MAPLE	ACER X FREEMANI 'JEFFREY'	3" - 3 1/2" CAL / 10-12' HT	DBH: CENTRAL LEADER, EVEN BRANCHING, VIGOROUS GROWTH	VARIES
4	GREEN VASE JAPANESE ZELKOVA	ACER X FREEMANI 'JEFFREY'	3" - 3 1/2" CAL / 10-12' HT	DBH: CENTRAL LEADER, EVEN BRANCHING, VIGOROUS GROWTH	VARIES
6	ALLEE ELM	ULMUS PARVIFOLIA 'FERIE II'	3" - 3 1/2" CAL / 10-12' HT	DBH: CENTRAL LEADER, EVEN BRANCHING, VIGOROUS GROWTH	VARIES
3	NELLIE R. STEVENS' HOLLY	ILEX X 'NELLIE R. STEVENS'	6-7' HT.	DBH: CENTRAL LEADER, PYRAMIDAL, VIGOROUS GROWTH	10' O.C.
SHRUBS					
31	GULF STREAM NANDINA	NANDINA DOMESTICA 'GULF STREAM'	3 GAL.	FULL, VIGOROUS GROWTH	24" O.C.
64	NEEDLEPOINT HOLLY	ILEX CORNUTA 'NEEDLEPOINT'	3 GAL.	FULL, VIGOROUS GROWTH	36" O.C.
15	RUBY LOROPETALUM	LOROPETALUM CHINENSE 'RUBY'	3 GAL.	FULL, VIGOROUS GROWTH	36" O.C.
3	DWARF GRAPE MYRTLE	PETITE PLUM GRAPE MYRTLE	3 GAL.	FULL, VIGOROUS GROWTH	48" O.C.
1	CRIMSON QUEEN DWARF KEEPER JAPANESE MAPLE	ACER PALMATUM VAR. DISSECTUM 'CRIMSON QUEEN'	3 1/2" - 4" HT.	FULL, VIGOROUS GROWTH, KEEPER HABIT	N/A
3	GOLDEN MOP FALSE CYPRESS	CHAMAECYPARIS PTERIS 'GOLDEN MOP'	3 GAL.	FULL, VIGOROUS GROWTH, POUNDED FORM	36" O.C.
12	EMERALD GREEN ARBOREVIETAE	THUJA OCCIDENTALIS 'SHARAGO'	4 - 5' HT.	FULL, VIGOROUS GROWTH, PYRAMIDAL	36" O.C.
16	SNOW WHITE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'SNOW WHITE'	3 GAL.	FULL, VIGOROUS GROWTH	36" O.C.
GROUND COVER & SEASONAL COLOR					
80 SF	SEASONAL COLOR		4" POT - 1 GAL.	FULL, VIGOROUS GROWTH	VARIES
LAWN					
5F	BERMUDA SOD				

NOTES: SPECIES MUST MEET BOTH MINIMUM CALIPER OR GALLON SIZE AND HEIGHT IF LISTED.

ALL PLANT MATERIALS TO BE INSTALLED SHALL BE NURSERY GROWN AND ROOT PRUNED STOCK FREE OF INSECTS, DISEASE AND DEFECTS AND SHALL SATISFY THE REQUIREMENTS OF THE AMERICAN STANDARD FOR NURSERY STOCK.

ANY AREAS NOTED ON THE PLANS AS "SEED" OR "MULCH" WHERE THERE IS AN EXISTING LAWN AREA, MULCH AREA OR NATURAL AREA THAT IS DEEDED TO BE IN GOOD CONDITION, MAY INSTEAD BE MAINTAINED AS EXISTING. AREAS VOID OF VEGETATION OR GROUNDCOVER OR THAT EXHIBIT EVIDENCE OF EROSION, SHALL BE IMPROVED AS NECESSARY.

* PRIOR TO INSTALLATION, CONTRACTOR TO COORDINATE WITH PANDA EXPRESS PROJECT MANAGER TO VERIFY SOD TYPE TO BE USED. WHEN POSSIBLE, SOD SPECIES SHOULD MATCH THAT OF ADJACENT PROPERTIES.

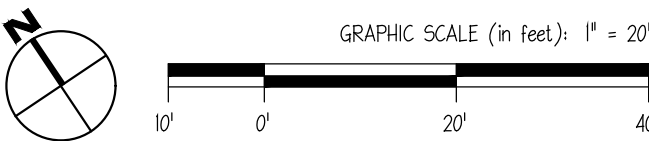


WAKE FOREST ROAD
60' RIGHT OF WAY

CONTRACTOR SHALL PROTECT ALL ITEMS OUTSIDE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IN THE CONSTRUCTION PLANS OR SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.

24-HOUR CONTACT:
CLAY WORTHY
(602) 931-6540



CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE FOR 90 DAYS FOLLOWING INSTALLATION.

CONCURRENT SIGNATURE BLOCK

CONCURRENT REVIEW APPROVAL

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. All Construction must be in accordance with all Local, State, and Federal Rules and Regulations.

TRANSPORTATION FIELD SERVICES

PUBLIC UTILITIES

STORMWATER

PLANNING/ZONING

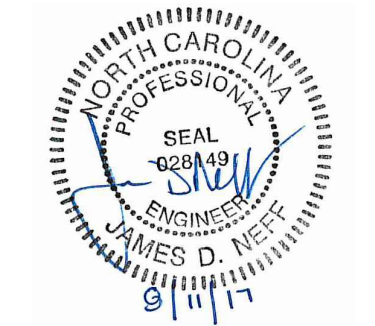
FIRE

URBAN FORESTRY

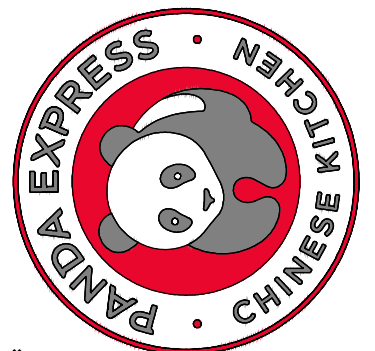
SITE ACCESSIBILITY



ingenium
ENTERPRISES
PLANNING & ENGINEERING
221 ROSWELL ST.
SUITE 100
ALPHARETTA, GA 30009
770.457.8650
WWW.INGENIUMTEAM.COM



PANDA EXPRESS
4215 WAKE FOREST ROAD
RALEIGH, NORTH CAROLINA
D5573



CLIENT:

PANDA RESTAURANT
GROUP, INC.
1683 WALNUT AVENUE
ROSEMead, CA 91770
PHONE: (626) 372-8292

REVISION HISTORY

THE CIVIL ENGINEER REGULARLY UPDATES ELECTRONIC FILES DURING THE DEVELOPMENT OF A PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCOPE OR CONTENT AS DEFINED IN THE CONTRACT. THE CONTENTS IN THESE FILES MAY THEREFORE BE PRELIMINARY, INCOMPLETE, WORK IN PROGRESS, AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL IDEAS REPRESENTED HERE BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CIVIL ENGINEER. THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS AND USE OF SAME WITHOUT EXPRESSED WRITTEN PERMISSION OF THE CIVIL ENGINEER IS PROHIBITED.

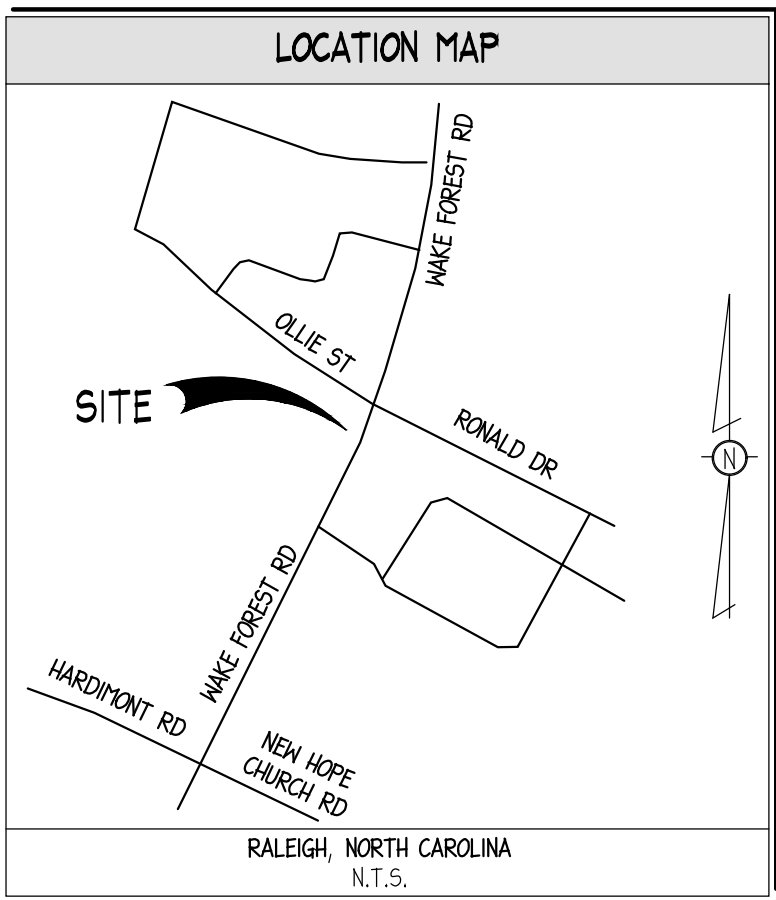
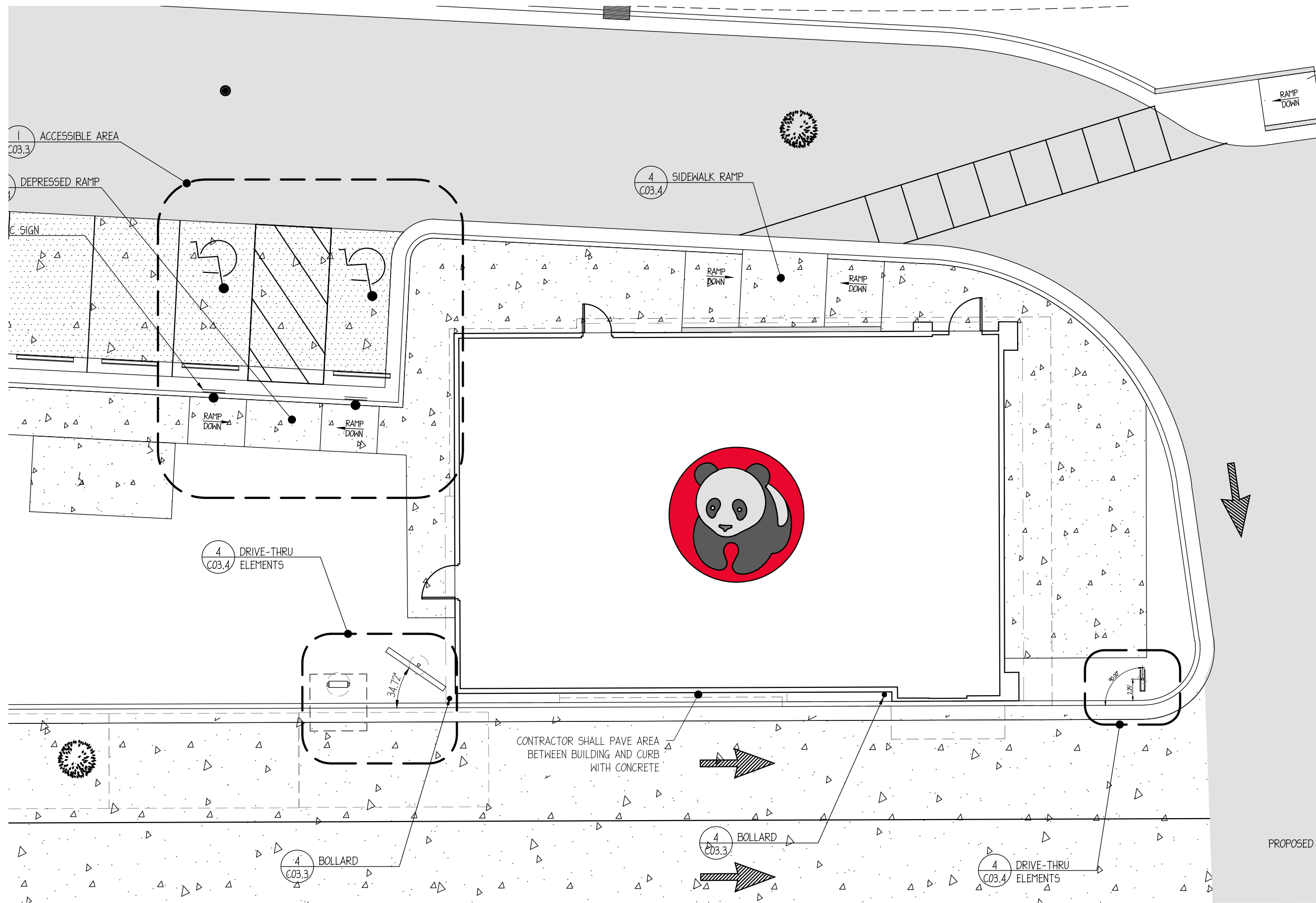
PROJ. # 170032
DWG. NAME 170032 LOD.DWG
ISSUE DATE 08/11/2017
PROJ. TIGER 1B

LANDSCAPE PLAN

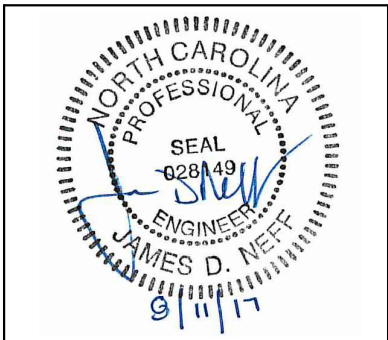
L01.0

SHEET NUMBER

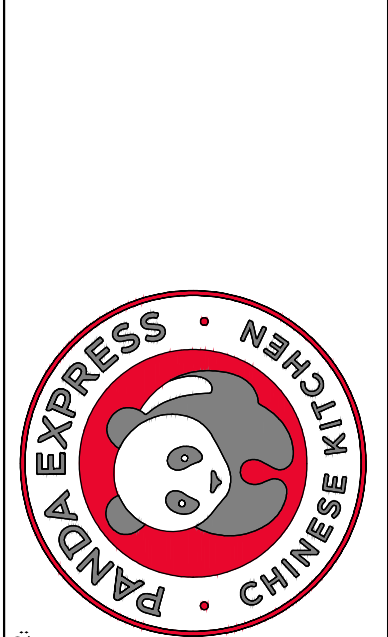
ISSUED FOR PERMITTING



221 ROSWELL ST.
SUITE 100
ALPHARETTA, GA 30009
770.451.8650



PANDA EXPRESS
4215 WAKE FOREST ROAD
RALEIGH, NORTH CAROLINA
D5573



CLIENT:
PANDA RESTAURANT GROUP, INC.
1683 WALNUT AVENUE
ROSEMead, CA 91770
PHONE: (626) 372-8292

REVISION HISTORY	

THE CIVIL ENGINEER REGULARLY UPDATES ELECTRONIC FILES DURING THE DEVELOPMENT OF A PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCOPE OR CONTENT AS DEFINED IN THE CONTRACT. THE CONTENTS IN THESE FILES MAY THEREFORE BE PRELIMINARY, INCOMPLETE, WORK IN PROGRESS, AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL IDEAS REPRESENTED HERE BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CIVIL ENGINEER. THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT EXPRESSED WRITTEN PERMISSION OF THE CIVIL ENGINEER IS PROHIBITED.

PROJ # 170032
DWG NAME 170032_C03.DWG
ISSUE DATE 08/11/2017
PROJ TGR: EF

**BUILDING AREA
SITE PLAN**

C03.1
SHEET NUMBER

CONCURRENT SIGNATURE BLOCK

CONCURRENT REVIEW APPROVAL

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. All Construction must be in accordance with all Local, State, and Federal Rules and Regulations.

TRANSPORTATION FIELD SERVICES _____

PUBLIC UTILITIES _____

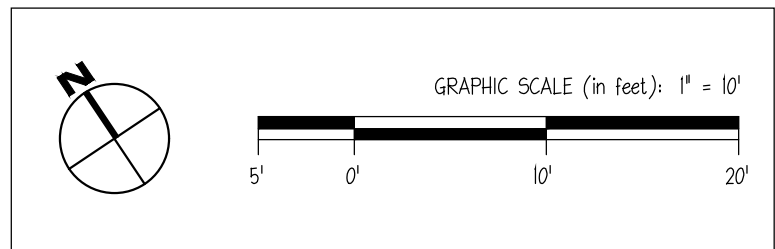
STORMWATER _____

PLANNING/ZONING _____

FIRE _____

URBAN FORESTRY _____

SITE ACCESSIBILITY _____



ISSUED FOR PERMITTING